

Single Family Residence **RESIDENTIAL**

650 RIVER FALLS CT

ROSWELL, GA 30076

\$743,512 TopHap Estimate · \$212 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,512 ft²

LIVING AREA

0.33 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$744K

\$719K low

\$768K high

Est. Owner Equity

\$583,512

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$4,337 (2025)
Assessed Value	\$209,000
Previous Assessed	\$226,080
Assessor Market Value	\$522,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.33
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Patio · 200 ft²

CLIMATE RISK

1
FLOOD

10
WILDFIRE

85
HEAT

92
STORM

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 6, 2026	Quitclaim	Quit Claim Transfer			
Dec 14, 2018	Resale	Grant Deed	\$460,000	\$131	\$160K
Aug 1, 2015	Resale	Grant Deed	\$465,000	\$132	\$417K
Mar 26, 2014	Resale	Warranty Deed	\$445,000	\$127	\$401K
Aug 27, 2008	Resale	Grant Deed	\$450,000	\$128	
Jun 1, 2004	Resale	Warranty Deed	\$370,000	\$105	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.5 mi
Centennial High School	High	9–12	1.0 mi
Holcomb Bridge Middle School	Middle	6–8	1.2 mi

District: Fulton County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 30076

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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